

Stephen W. Screnci

A Professional Association

6991 North S.R. 7, Suite 201

Parkland, Florida 33073

Phone: (561) 300-3390 Fax: (561) 300-3388

August 8, 2022

***Sent via Regular U.S. Mail
and Email***

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Elizabeth Hueber, Esquire
General Counsel
Royal Bengal Logistics, Inc.
Email: elizabeth.h@rbltransports.com

OPINION OF TITLE

To: City of Pompano Beach

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach, Florida, as inducement for acceptance of a proposed plat covering the real property herein described, it is hereby certified that the following report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property covering the period from the beginning to August 3, 2022 at the hour of 11:00 p.m., inclusive, of the following described property:

Legal Description:

PARCEL "A", KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", KENDALL GREEN SECTION "A"; THENCE NORTH 88°29'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 278.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 13°57'05" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY PER OFFICIAL RECORDS BOOK 21576, PAGE 935, OF SAID PUBLIC RECORDS, FOR 301.01 FEET; THENCE SOUTH 51°11'29" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 30.20 FEET; THENCE SOUTH 88°25'32" WEST ALONG A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 26 FOR 199.86 FEET TO A POINT ON A LINE 1755 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 26;

THENCE NORTH 00°58'58" WEST ALONG SAID PARALLEL LINE 100.01 FEET TO A POINT ON A LINE 125 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26; THENCE NORTH 88°25'32" EAST ALONG SAID PARALLEL LINE 44.85 FEET; THENCE NORTH 00°58'58" WEST 100.01 FEET TO A POINT ON A LINE 225 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26 AND THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°25'32" WEST ALONG SAID PARALLEL LINE AND SAID SOUTH LINE 22.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°54'50" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 108.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

This opinion letter is furnished at the request of the City of Pompano Beach and as an inducement for acceptance of a proposed plat covering the real property, as more specifically referenced herein, and may not be used or otherwise relied upon by any other party without our prior written consent in each instance. We do not express any opinion concerning any law other than the laws of the State of Florida and the Federal laws of the United States.

Based on the foregoing, and subject to the qualifications and limitations stated in this letter, and assuming the accuracy of the information contained in the ALTA Owner Policy of Title Insurance issued by Old Republic National Title Insurance Company, Policy Number OXFL-09142071, I am of the opinion that the fee simple title to the above-described real property is vested in:

Constantina Celicourt, a married woman

Mortgage(s) of Record:

None

List of easements and rights-of-way lying within the plat boundaries:

- a. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of KENDALL GREEN SECTION "A", as recorded in Plat Book 43, Page(s) 49, Public Records of Broward County, Florida.
- b. Agreement recorded in Official Records Book 1697, Page 446, Public Records of Broward County, Florida.
- c. Easement recorded in Official Records Book 17135, Page 504, Public Records of Broward County, Florida.
- d. Option and Lease Agreement recorded in Official Records Book 25636, Page 837, as amended by Official Records Book 25636, Page 852, Public Records of Broward County, Florida.
- e. Site Designation Supplement and Sublease recorded in Official Records Book 31264, Page 1160, Public Records of Broward County, Florida.
- f. Agreement recorded in Official Records Book 32138, Page 1205, Public Records of Broward County, Florida.
- g. City of Pompano Beach Resolution No. 2004-343, recorded April 13, 2005 in Official Record Book 39436, Page 1065, Public Records of Broward County, Florida.
- h. Articles of Incorporation of Kendall Green Neighborhood Association, Inc., recorded in Instrument No. 114422691, Public Records of Broward County, Florida.

List of liens and encumbrances:

- a. Order of Imposition of Fine and Claim of Lien recorded July 28, 2022 in Official Records Instrument Number 118302127, of the Public Records of Broward County, Florida.

This opinion letter speaks only as of the date hereof. I assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if I become aware after the date of this opinion letter of any facts, whether existing before or first arising after the date hereof, that might change the opinions expressed above.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted on this 8th day of August, 2022;

STEPHEN W. SCRENCI, P.A.



Stephen W. Screnci, Esq.

Florida Bar No.: 051802

Email: sws@screncilaw.com